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## Cavell Road, Norwich, NR1 2LL

A Chain Free, Three-Bedroom End-Terrace House!

**GUIDE PRICE £240,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# PRESENTED SUPERBLY!

As you step inside, an inviting entrance hall welcomes you, setting a cozy and comfortable atmosphere throughout the house. The generous lounge provides a perfect space for family relaxation or entertaining friends. The well-appointed kitchen, featuring a pantry for extra storage, serves as the heart of the home. A ground floor bathroom adds to the home's practicality and convenience. Upstairs, you'll find three comfortable bedrooms, ideal for accommodating the entire family. The property is equipped with double glazing and gas central heating. Outside, a front lawn enhances the property's curb appeal, while the fully enclosed rear garden offers a private retreat for outdoor activities and relaxation.

“well-appointed kitchen, featuring a pantry for extra storage, serves as the heart of the home”



## Overview

- THREE BEDROOM HOUSE
- LOCATED CLOSE TO THE CITY AND MAJOR EMPLOYERS
- REFITTED MODERN KITCHEN
- REFITTED MODERN BATHROOM
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN PLUS FRONT GARDEN
- NEW DOORS THROUGHOUT
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- A MUST SEE







## Location

Just off the ring road, at the bottom of City Road in Norwich, this lively neighbourhood strikes the perfect balance between urban convenience and suburban charm, with a variety of amenities close at hand. Excellent public transport links make commuting simple, with buses offering smooth access to and from the city centre. Whether you're heading to work, exploring the city's attractions, or enjoying a night out, getting around is effortless. Experience the best of both worlds in this sought-after location where urban amenities meet suburban tranquility.

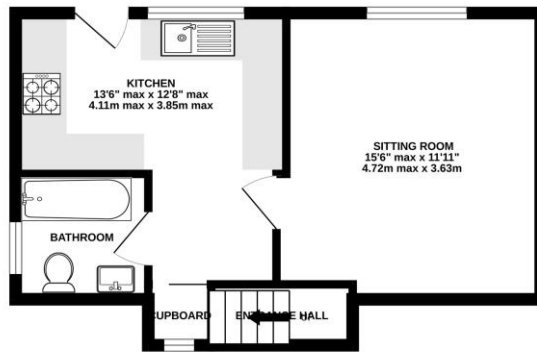


## Outside

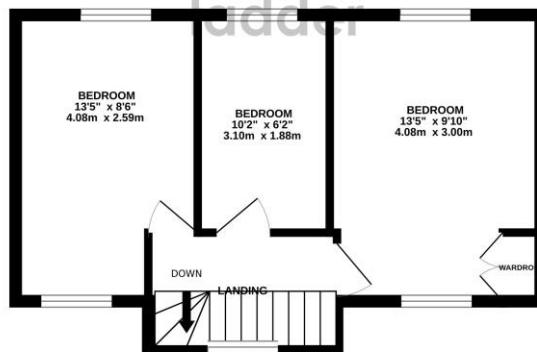
To the front there is a lawned garden with a gate and pathway to the front entrance door, timber side gate leading to the rear.

The rear garden has a patio area leading to a lawn with a timber garden shed, all enclosed by timber fencing.

**GROUND FLOOR**  
348 sq.ft. (32.4 sq.m.) approx.



**1ST FLOOR**  
347 sq.ft. (32.2 sq.m.) approx.



**TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND: A**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	85 B

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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